


THIS IS A TWO-SIDED DOCUMENT

 <p><b>Adirondack Park Agency</b></p> <p>P.O. Box 99, 1133 NYS Route 86 Ray Brook, New York 12977 Tel: (518) 891-4050 www.apa.ny.gov</p>	<p>APA Permit <b>2025-0084</b></p>
<p>In the Matter of the Application of</p> <p><b>MLD DEVELOPMENT, LLC, HAROLD S. BINGAY III, AND EMILIA P. BINGAY Permittees</b></p> <p>for a permit pursuant to § 809 of the Adirondack Park Agency Act</p>	<p>Date Issued: <b>March 3, 2026</b></p>
	<p>To the County Clerk: Please index this permit in the grantor index under the following name(s):</p> <ol style="list-style-type: none"><li><b>1. MLD Development, LLC</b></li><li><b>2. Harold S. Bingay III</b></li><li><b>3. Emilia P. Bingay</b></li></ol>

**SUMMARY AND AUTHORIZATION**

This permit authorizes an 11-lot subdivision in an area classified Low Intensity Use on the Adirondack Park Land Use and Development Plan Map in the Town of Greig, Lewis County.

This authorization shall expire unless recorded in the Lewis County Clerk's Office within 60 days of issuance of a signed and notarized permit. The signed and notarized permit shall be recorded in the names of all persons listed above and in the names of all owners of record of any portion of the project site on the recordation date.

The project shall not be undertaken or continued unless the project authorized herein is in existence within five years of the date the permit is recorded in the Lewis County Clerk's Office. The Agency will consider the project in existence when the authorized access road is constructed and an authorized lot has been conveyed to an outside party.

The project shall be undertaken in compliance with all conditions stated herein. Failure to comply with this permit is a violation and may subject the permittee, successors, and assigns to civil penalties and other legal proceedings.

This permit does not convey any right to trespass upon the lands or interfere with the riparian rights of others in order to undertake the authorized project, nor does it authorize the impairment of any easement, right, title or interest in real or personal property.

Nothing contained in this permit shall be construed to satisfy any legal obligations of the permittee to comply with all applicable laws and regulations or to obtain any governmental approval or permit from any entity other than the Agency, whether federal, State, regional, or local.

### **PROJECT SITE**

The project site is a 46.7±-acre parcel of land located on Pleasant Valley Road in the Town of Greig, Lewis County, in an area classified Low Intensity Use on the Adirondack Park Land Use and Development Plan Map. The site is identified as:

- Tax Map Section 291, Block 1, Parcel 24.130, described in a deed from James Crimmins to MLD Development, LLC, dated September 10, 2021, and recorded October 18, 2021 in the Lewis County Clerk's Office under Instrument Number 2021-006058; and
- Tax Map Section 292, Block 2, Parcel 29, and is described in a deed from J Paragon Construction, LLC to Harold S. Bingay III and Emilia P. Bingay, dated November 2, 2006, and recorded December 26, 2006 in the Lewis County Clerk's Office under Instrument Number 2006-04230.

Access to the project site is from Pleasant Valley Road.

### **PROJECT DESCRIPTION**

The project as conditionally approved herein involves an 11-lot subdivision to result in 10 building lots and one access road lot. Each of the 10 building lots will be developed by one single family dwelling, an accessory garage, and on-site wastewater treatment system and an individual water supply well.

An access road to the project site will be constructed by MLD Development, LLC from Pleasant Valley Road. Once the access road has been constructed, the access road lot will be conveyed to and maintained by the individual owners of Lots 1 through 8.

The project is shown on the following Project Plans:

- A three-page set of plans titled "Proposed Subdivision," prepared by MBL Engineering, PLLC, dated as revised on December 17, 2025, and received by the Agency on December 22, 2025 (Subdivision Plan);
- A five-page set of plans titled "Site Plan, Dolhof-Bingay Subdivision Pleasant Valley Road, Town of Greig, NY," prepared by Olmstead Consulting, dated July 17, 2025, and received by the Agency on July 23, 2025 (Site Plan/Septic Plan); and
- A Stormwater Pollution Prevention Plan titled "MLD Development, LLC 10-Lot Residential Subdivision," prepared by MBL Engineering, PLLC, dated as revised on December 20, 2025, and received by the Agency on December 22, 2025 (SWPPP).

Reduced-scale copies of Sheet C-101 of the Subdivision Plan and the Typical Plan Sheet for the Site Plan/Septic Plan are attached as a part of this permit for reference.

### **AGENCY JURISDICTION**

Pursuant to Section 809(2)(a) of the Adirondack Park Agency Act, a permit is required from the Adirondack Park Agency prior to any subdivision that results in the creation of ten or more lots, parcels, or sites since May 22, 1973, in a Low Intensity Use land use area in the Adirondack Park.

**CONDITIONS**

**THE PROJECT IS APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:**

1. The project shall not be undertaken until this permit has been recorded in the Lewis County Clerk's Office.
2. This permit is binding on the permittee, all present and future owners or lessees of the project site, and all persons undertaking all or a portion of the project. Copies of this permit and all Project Plans shall be furnished by the permittee to all subsequent owners or lessees of the project site prior to sale or lease, and by the permittee and/or any subsequent owner or lessee to all persons undertaking any development activities authorized herein.
3. In addition to complying with all terms and conditions of this permit, all future activities on the project site shall be undertaken in compliance with the requirements of New York State's Adirondack Park Agency Act, Freshwater Wetlands Act and the Adirondack Park Agency's implementing regulations [9 NYCRR §§ 570-588].
4. All deeds conveying all or a portion of the lands subject to this permit shall contain references to this permit as follows: "The lands conveyed are subject to Adirondack Park Agency Permit 2025-0084, issued March 3, 2026, the conditions of which are binding upon the heirs, successors and assigns of the grantors and all subsequent grantees."
5. Subject to the conditions stated herein, this permit authorizes an 11-lot subdivision as depicted on the Subdivision Plan. Any subdivision of the project site not shown in the Subdivision Plan shall require prior written Agency authorization.
6. Prior to the conveyance or development of Lots 1 through 8, a new deed for the Access Road Lot shall be filed in the Lewis County Clerk's Office, describing an easement providing access to Lots 1 through 8 over the shared access road as shown on the approved Subdivision Plan and constructed by MLD Development, LLC.
7. Subject to the conditions stated herein, this permit authorizes the construction of one single family dwelling and one garage on Lots 1 through 8 and on Lots 5-1 and 5-2 in the locations shown and as described on the Sheet C-101 of the Subdivision Plan and the Typical Plan Sheet for the Site Plan/Septic Plan. Any change to the location of any authorized structure, or the construction of any additional dwelling or other principal building on the project site shall require prior written Agency authorization.
8. Prior to construction of an authorized dwelling or garage on Lots 1 through 8, the authorized access road shall be constructed as shown and described on the Project Plans. Any change to the location or design of the access road shall require prior written Agency authorization.
9. The single-family dwellings authorized herein shall be no more than 35 feet in height, and no more than 2,400 square feet in footprint, including all attached porches, decks, exterior stairs, and other attached structures.

The authorized garages shall be no more than 18 feet in height and no more than 600 square feet in footprint. Any expansion beyond these dimensions shall require prior written Agency authorization. Height is measured from the highest point on the structure, to the lower of either existing or finished grade for Agency purposes.

10. Construction of any guest cottage on the project site shall require prior written Agency authorization. The construction of any accessory structure on an authorized lot outside the limits of clearing shown on the Site Plans shall also require prior written Agency authorization.
11. Any on-site wastewater treatment system(s) on the project site installed within five years of the date of issuance of this permit shall be constructed in conformance with the location and design shown on the Site Plan/Septic Plan. Construction of the system shall be supervised by a New York State design professional (licensed engineer or registered architect). Within 30 days of complete system installation and prior to its utilization, the design professional shall provide written certification to the Agency that the system was built in compliance with the approved plans.  
  
No on-site wastewater treatment system shall be installed on the project site more than five years after the date of issuance of this permit except pursuant to written authorization from the Agency.
12. The project shall be undertaken in compliance with the Stormwater Pollution Prevention Plan (SWPPP).
13. The project shall be undertaken in compliance with the Erosion and Sediment Controls shown and described in the Project Plans and in the SWPPP.
14. When brought from off-site, all equipment, including but not limited to trucks, excavators, tractors, etc., and hand excavation tools such as shovels, rakes, and picks, to be used on the project site shall be clean and free of soil, mud, or other similar material. If washed on the project site, equipment shall be washed in one location to prevent the distribution of propagules among different wash sites.
15. Any new free-standing or building-mounted outdoor lights shall employ full cut-off fixtures that are fully shielded to direct light downward and not into the sky or toward Pleasant Valley Road or adjoining property.
16. Within 100 feet of the limits of clearing shown on the Site Plan no trees, shrubs, or other woody stemmed vegetation may be cut, culled, trimmed, pruned or otherwise removed or disturbed on the project site without prior written Agency authorization, except for the removal of 1) an area up to 20 feet in width for driveway construction and utility installations, 2) construction of the access road as shown on the Subdivision Plan, and 3) dead or diseased vegetation, rotten or damaged trees, or any other vegetation that presents a safety or health hazard.
17. There shall be no more than two principal buildings located on each of lots 1, 2, 4, 5 and 6 at any time. The single family dwellings authorized herein each

constitute a principal building. The Agency makes no assurances that the maximum development mathematically allowed can be approved.

18. There shall be no more than one principal building located on each of lots 3, 5-1, 5-2, 7 and 8 at any time. The single family dwellings authorized herein each constitute a principal building.

### **CONCLUSIONS OF LAW**

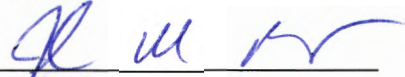
The Agency has considered all statutory and regulatory criteria for project approval set forth in the Adirondack Park Agency Act and 9 NYCRR Part 574. The Agency hereby finds that the project authorized as conditioned herein:

- a. will be consistent with the land use and development plan;
- b. will be compatible with the character description and purposes, policies, and objectives of the Low Intensity Use land use area;
- c. will be consistent with the overall intensity guidelines for the Low Intensity Use land use area;
- d. will comply with the shoreline restrictions of § 806 of the Adirondack Park Agency Act; and
- e. will not have an undue adverse impact upon the natural, scenic, aesthetic, ecological, wildlife, historic, recreational or open space resources of the Park or upon the ability of the public to provide supporting facilities and services made necessary by the project.

Dated: March 3<sup>rd</sup>, 2026

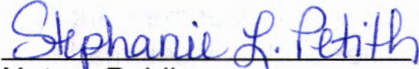
Ray Brook, New York

**ADIRONDACK PARK AGENCY**

By:   
John M. Burth  
Deputy Director, Regulatory Programs

STATE OF NEW YORK  
COUNTY OF ESSEX

On the 3<sup>rd</sup> day of March in the year 2026, before me, the undersigned, a Notary Public in and for said State personally appeared John M. Burth, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that they executed the same in their capacity, and that by their signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

  
Notary Public

STEPHANIE PETITH  
Notary Public, State of New York  
Reg. No. 01PE6279890  
Qualified in Essex County  
Commission Expires April 15, 2029

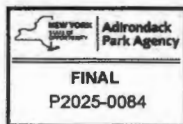


**SEPARATION DISTANCES:**

MIN. 50' SEPTIC TANK TO WELL;  
 MIN. 100' LEACHFIELD TO WELL;

MIN. 10' SEPTIC TANK TO HOUSE;  
 MIN. 20' LEACHFIELD TO HOUSE.

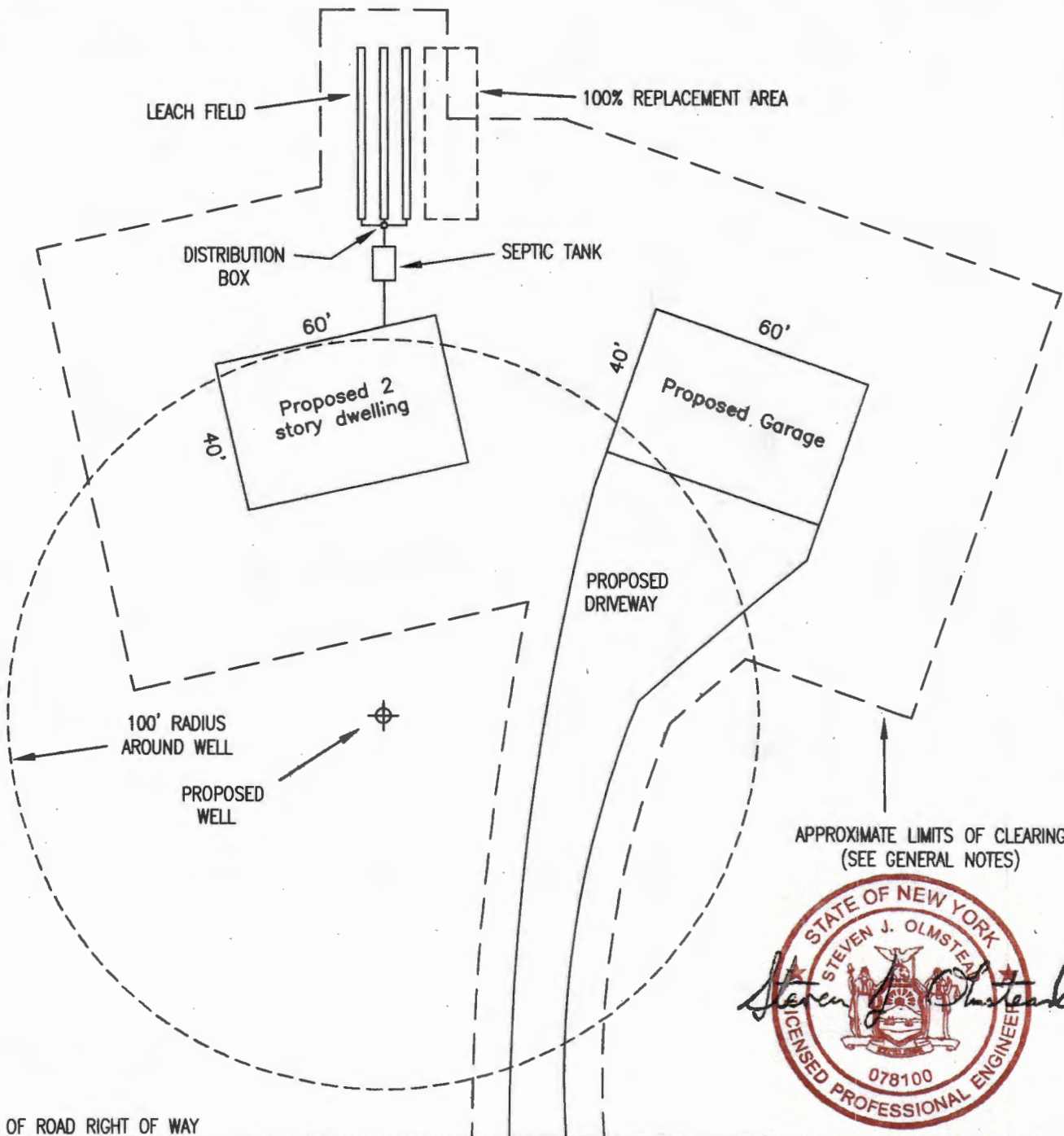
MAINTAIN 10' FROM PROPERTY LINE.



ALL SEPTIC SYSTEMS SHOWN ARE BASED ON A 3 BEDROOM HOUSE AND A PERCOLATION RATE OF 1 - 5 MINUTES:

- 1,000 GALLON SEPTIC TANK
- THREE LEACH LINES AT 46' EACH

SEE NOTES FOR DESIGN DETAILS FOR OTHER THAN A 3 BEDROOM HOUSE.



PLANS FOR: DOLHOF-BINGAY SUBDIVISION	LOT LOCATION: PLEASANT VALLEY ROAD TOWN OF GREIG, NY	TYPICAL PLAN SHEET	OLMSTEAD CONSULTING P.O. BOX 151 GLENFIELD, NY 13343 315-558-1314	07/17/25 SCALE: 1" = 40'
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